

2009 Community Indicators Report



June 2009

Chesterfield County Planning Department

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Photo: Historical Society of Virginia

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INTRODUCTION

The Chesterfield County Community Indicators Report was first published in 1999 to track information of the jurisdiction and to build a sense of community in Chesterfield County. While some of the indicators have changed over the years, the goal and intent of the report remains the same. Trends for various indicators have been established as the report has matured.

Data is presented on a countywide scale as well as by the 25 communities of Chesterfield County. These communities were established by planning staff based on a number of considerations including neighborhoods, school boundaries, local services, shopping areas and distinctive features such as parks or rivers. Some communities, such as Ettrick and Bon Air, have more definable boundaries than others. These boundaries do not represent political jurisdictions, but simply the area which a community member would identify with on a daily basis.

Methodology & Accuracy

This report uses data from the calendar year of 2008, except where noted. Numbers used throughout the report are rounded. Community boundaries in this report correspond to those used in previous reports. If the median value was not a whole number, the value was rounded up to the next whole number. Total numbers for the report are based on cumulative totals from each community. Methodology may be refined each year to reflect changes in data. Due to this change in methodology, it is important to keep in mind that not all data in this report is comparable to data found in previous reports. Maps and data contained in this report are believed to be accurate and reliable. Data analyzed for this report was collected by various county departments including the Chesterfield Police, Fire & EMS, Building Inspection, Real Estate Assessments, Commissioner of the Revenue, Planning, and Chesterfield County Public Schools.

Any questions or comments regarding this report should be directed to Heather Barrar, at the Chesterfield County Planning Department's Advance Planning & Research Branch at (804) 748-1778.

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POPULATION

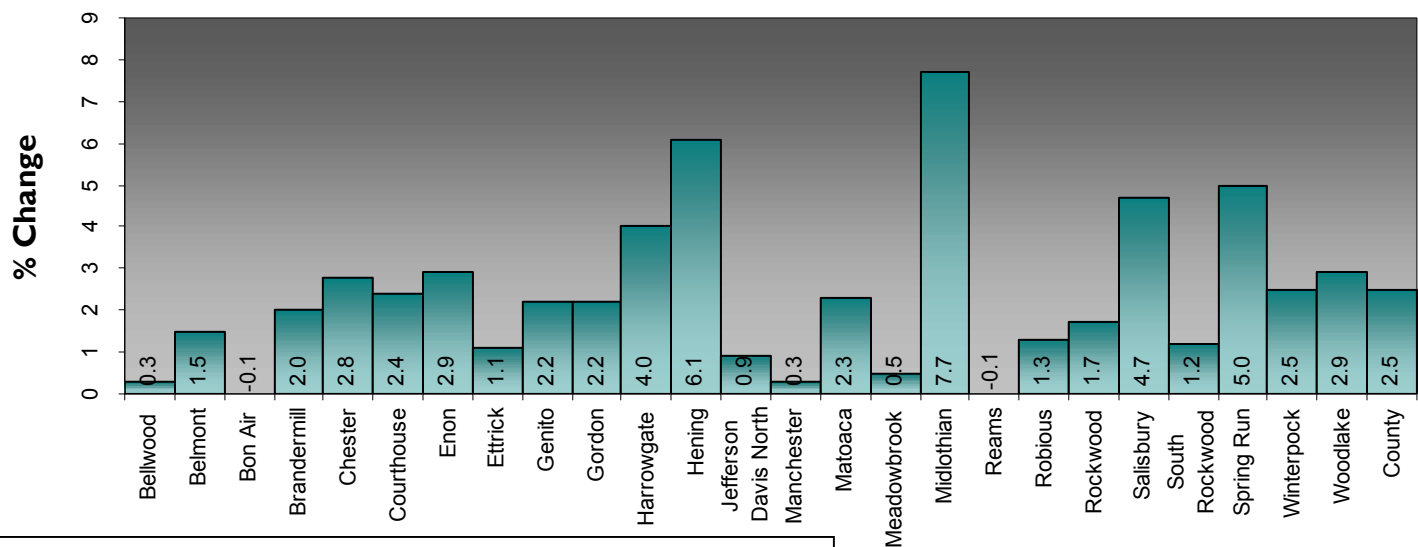
Population Trends

The population in Chesterfield County continues to grow, but at a slower rate than in the 1980's and early 1990's. The population increased from an estimated 258,600 to 314,000 between January 1, 2000 and January 1, 2009. This increase of 55,400 residents represents an average annual growth rate about 2.5 percent per year.

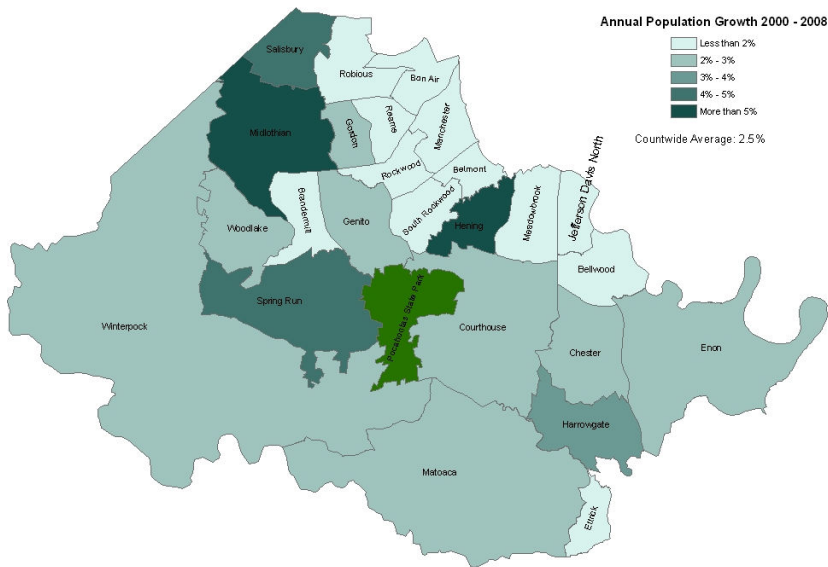
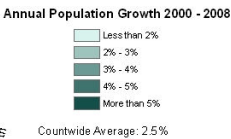


On a community level, there is a wide disparity among growth trends. This is due to the fact that some communities are nearly built-out while others have vacant land, and therefore can accommodate more new growth. It is valuable to watch population trends as they offer insight into the rate of change that a community is undergoing. The Midlothian community experienced the highest growth rate with an average annual increase of 7.7 percent while the Bon Air and Reams communities experienced a population loss.

Average Yearly Population Growth: 2000 - 2008

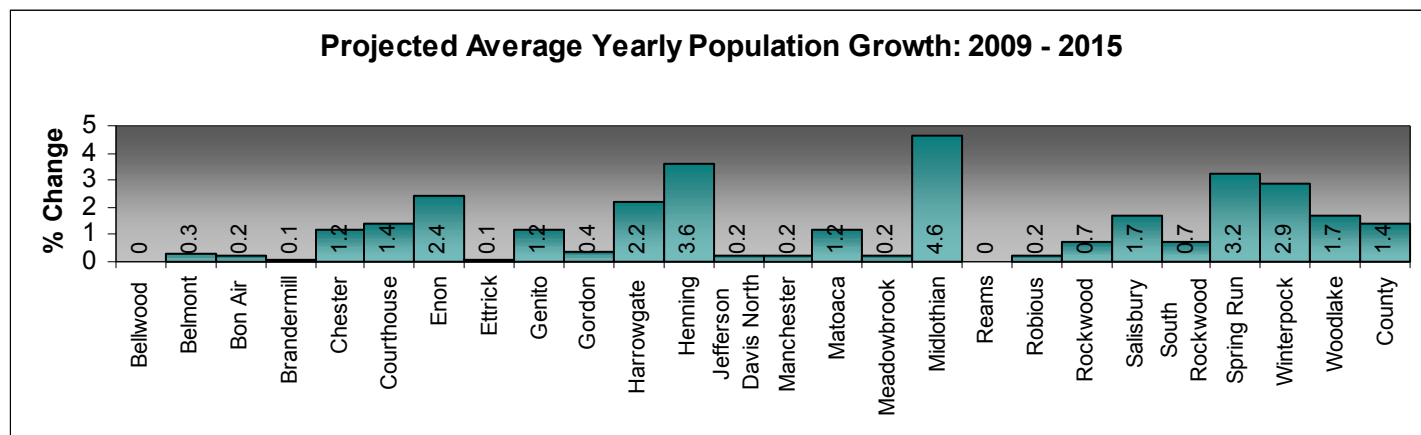


Annual Population Growth 2000 - 2008



Population Projections

The projected population for Chesterfield County by 2015 is 342,220. This would represent a 1.4 percent population growth rate per year, which is slower than the current rate. Midlothian is projected to gain the greatest percent of population while Bellwood and Reams are projected to have no growth.



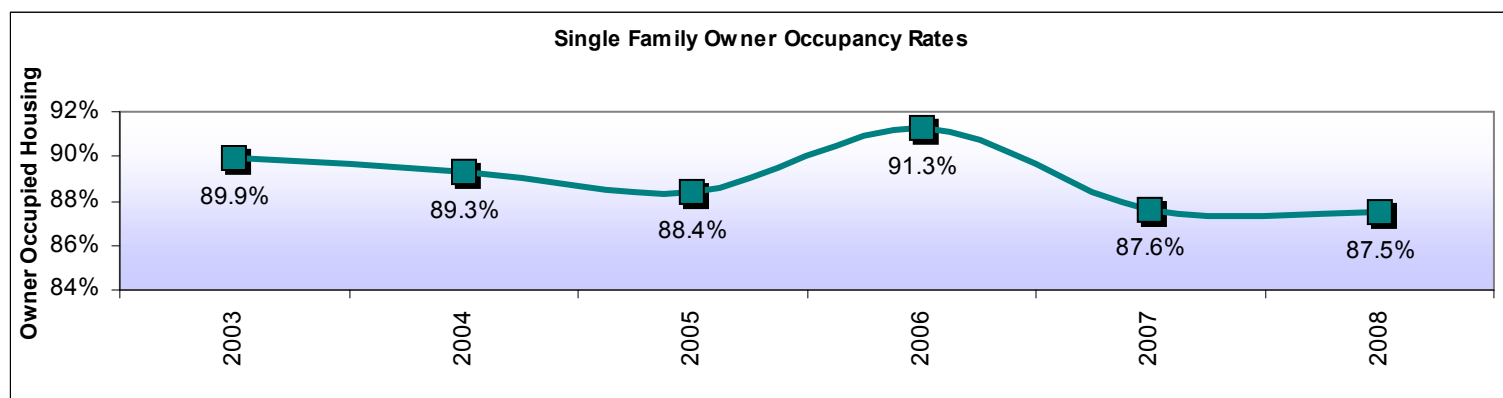
HOUSING: SINGLE-FAMILY & MULTI-FAMILY

Housing is one of the many important components that shapes a community. A wide range of housing choices can accommodate various community needs. Housing choices include the decision to own or rent and whether to live in a single-family home or multi-family living complex such as an apartment, townhouse or condo. This section will explore the number, size and value of housing units in Chesterfield County.

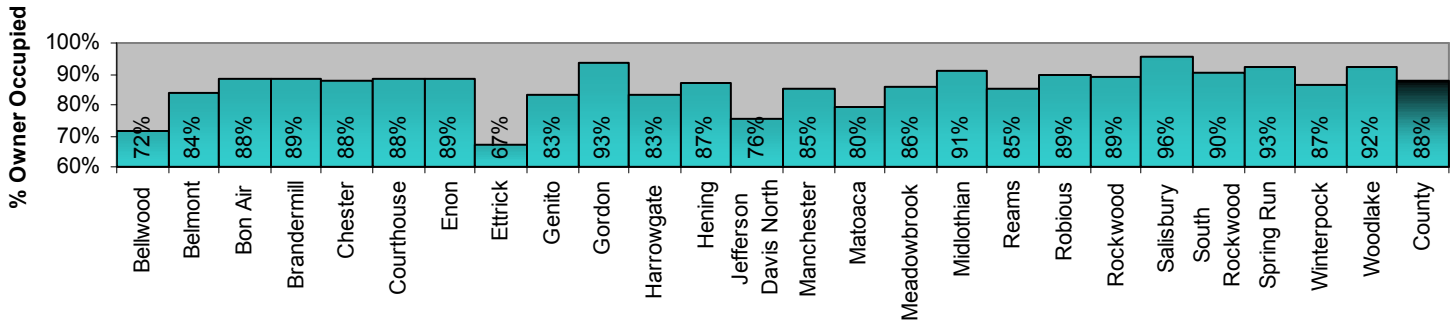


Single Family Housing

Chesterfield County has approximately 97,049 single-family homes. This is an 1.1 percent increase since 2007 when there was a total of 95,900 homes. Of these homes, 88 percent are owner occupied. This indicator can be useful in determining the transience of residents within a community. Transience is not necessarily a negative, but does present challenges to community stability. The highest rate of owner occupancy can be found in the Salisbury community (96 percent) and the lowest rate in the Ettrick community (67 percent).



Owner Occupancy Rate: 2008

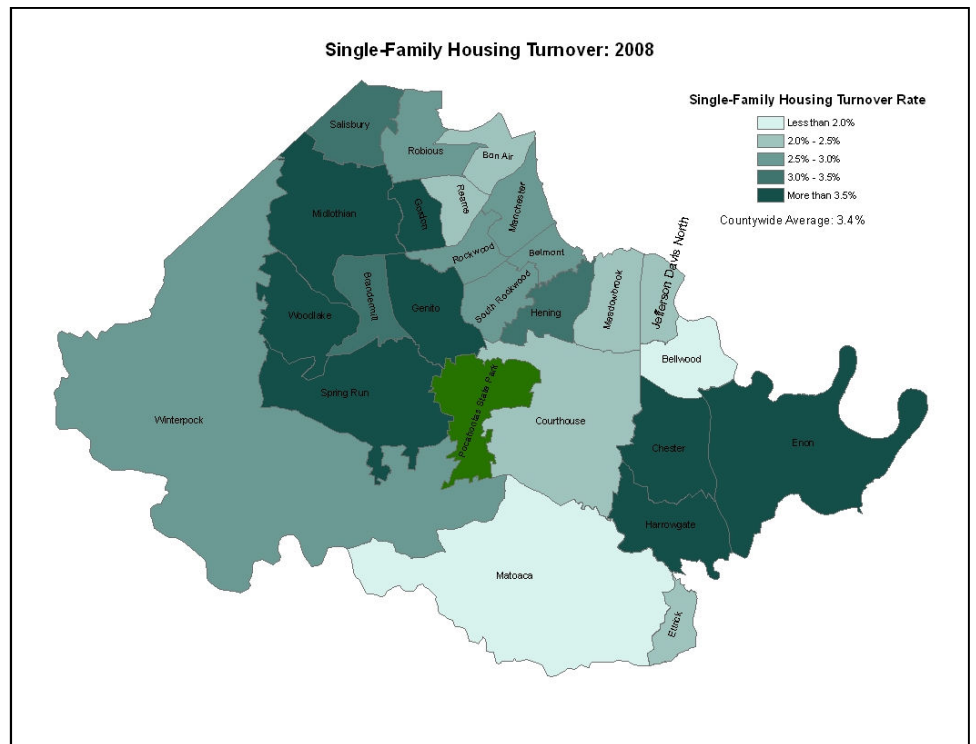


Single-Family Turnover Rate

The turnover rate is another indicator used to determine transience of

a community. The turnover rate is the number of homes sold in the past year compared to the total number of homes in the community. The average county turnover rate was 3.4 percent for 2008. The highest rate of turnover occurred in the Midlothian community (6.2 percent) while the Bellwood community experienced the lowest turnover rate (1.3 percent).

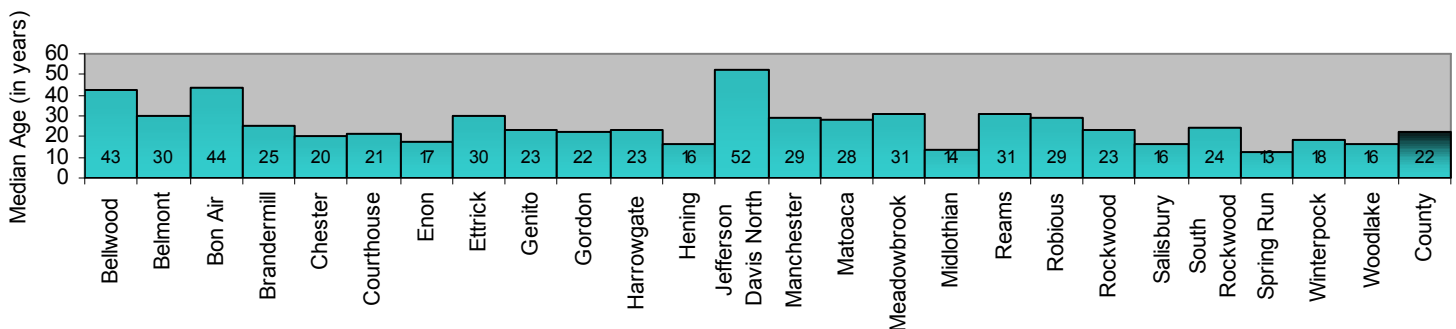
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Single-Family Housing Age

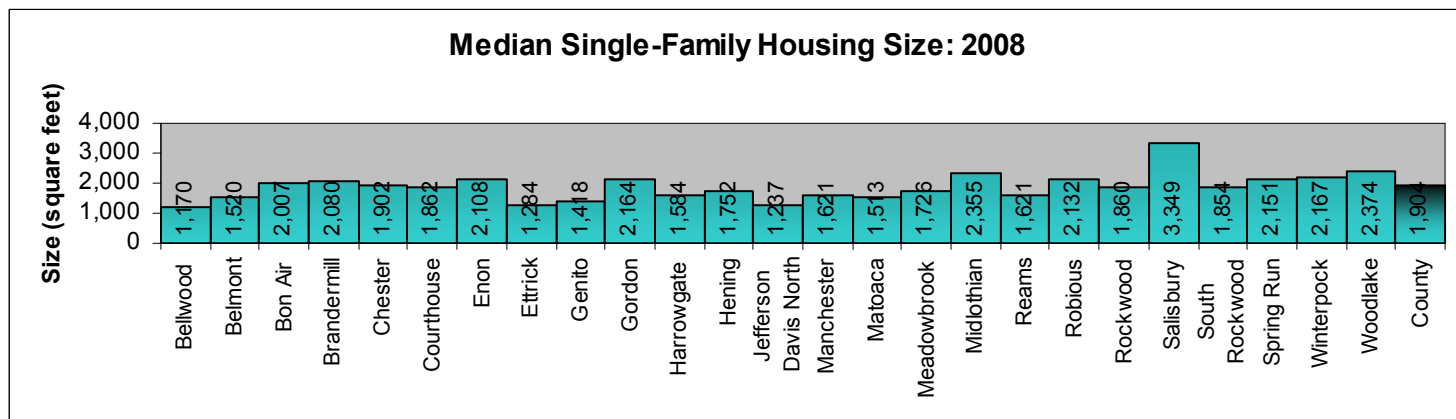
The median age of a single-family home in Chesterfield County was 22 years in 2008. The oldest median housing age can be found in the Jefferson Davis North community (52 years) while the youngest median housing age is in the Spring Run community (13 years). This wide range of stock offers homes in various price ranges, styles and sizes.

Age of Single-Family Housing: 2008



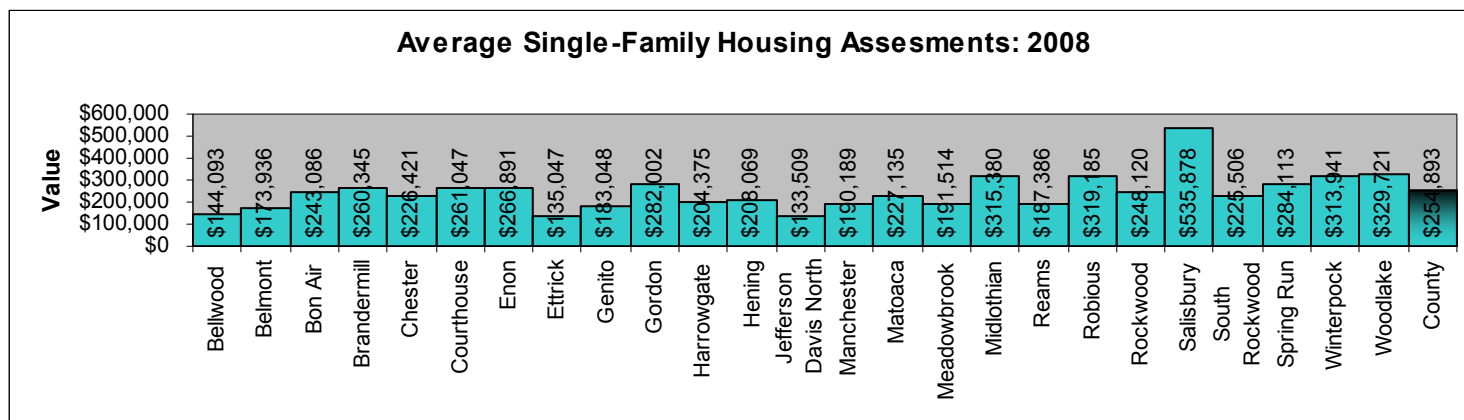
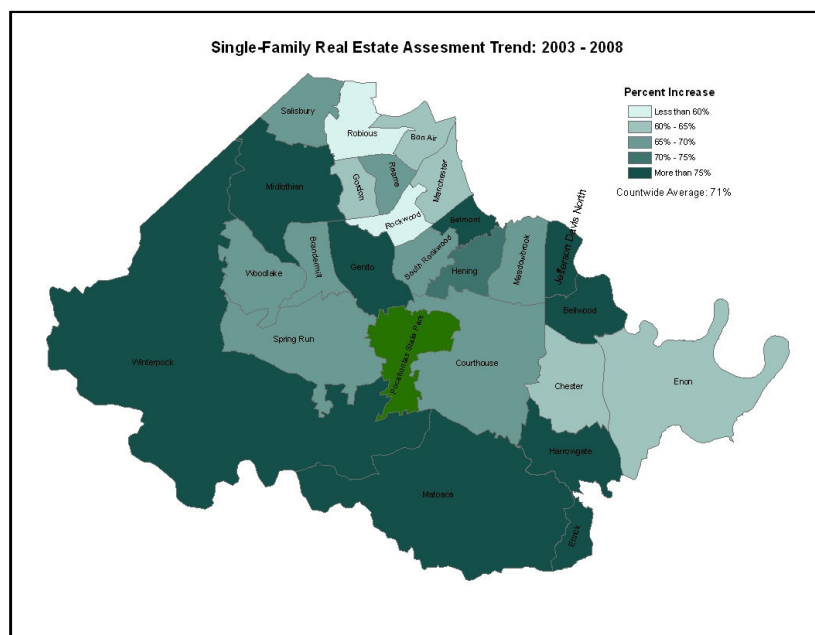
Housing Size

The size of a home is typically measured in the square footage of living space. The median size of a single family home in Chesterfield County in 2008 was 1,904 square feet. The Bellwood community has a median house size of 1,170 square feet while the Salisbury community has a median house size of 3,349 square feet. Housing size for new construction has increased 16 percent over the past five years, from a median of 2,416 square feet in 2003 to a median of 2,803 square feet in 2008.



Average Assessment

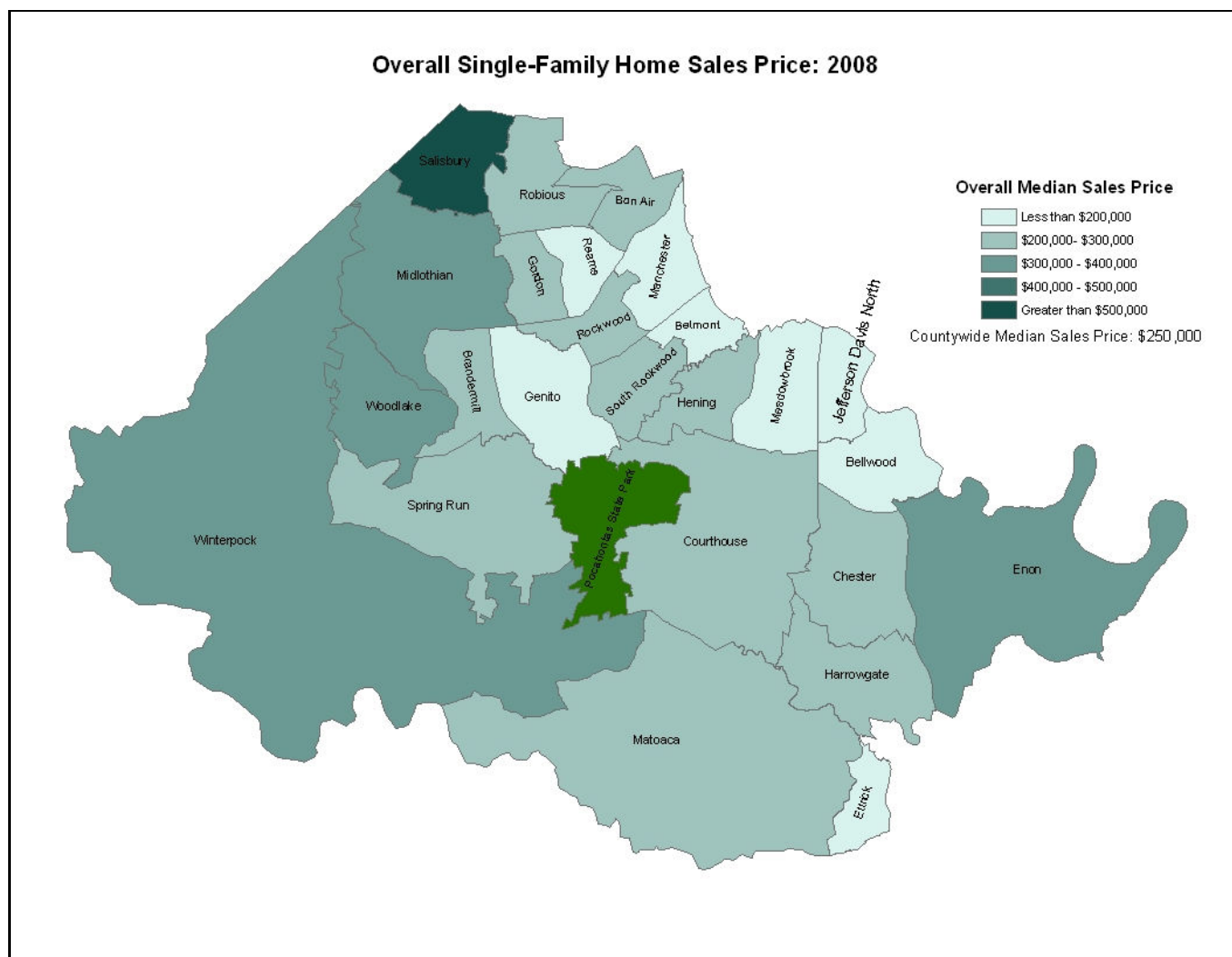
The overall housing values in Chesterfield County increased from an average assessment of \$253,534 in 2007 to an average assessment of \$254,893 in 2008. However, some communities did experience a decrease in average assessment which will be discussed in the individual community summary pages. Over the 6 year period of 2003—2008, there was a 71 percent increase in average assessments county wide. The Jefferson Davis North community has an average assessment of \$133,509 and Salisbury community has an average assessment of \$535,878.



Housing Sales

In 2008, 3,333 single-family homes were sold in Chesterfield with a median sale price of \$250,000. Newly constructed homes (built in 2008) had a median sale price of \$370,960 and existing homes had a median sale price of \$233,500. The number of homes sold as well as the sale price of all homes experienced a slight decline from 2007.

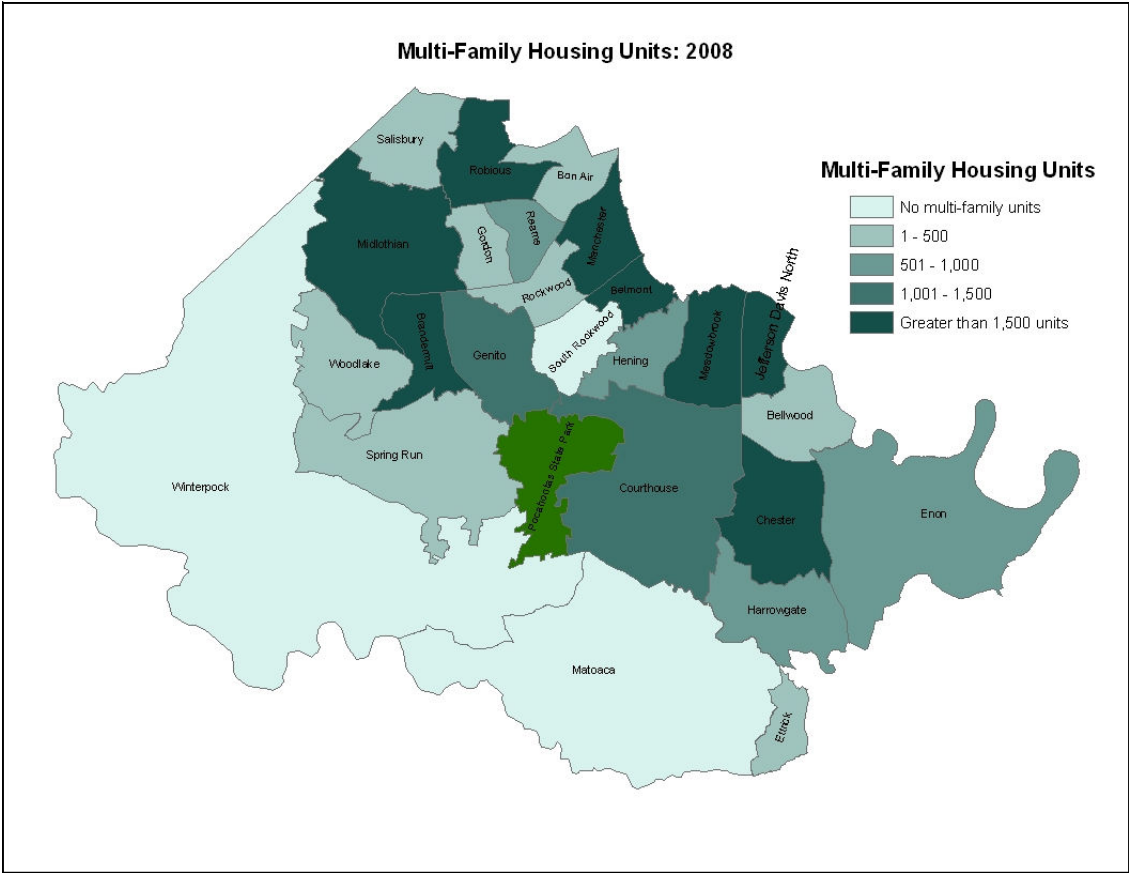
Type of Sale 2008	Number of Sales	Median Sales Price	Change in Sale Price from 2007
All Single Family Homes	3,333	\$250,000	-\$2,000 (-0.8%)
New Housing (built in 2008)	570	\$370,960	-\$5,838 (-1.5%)
Resale Housing (built prior to 2008)	2,763	\$233,500	-\$3,500 (-1.5%)



Multi-Family Housing

Multi-family residents can choose to either rent or own their housing depending upon the type. Apartments, townhomes and condominiums are all examples of multi-family residential types with housing units in each community. There were about 20,416 units of multi-family housing available in Chesterfield County in 2008. This represents 17 percent of the total existing housing stock in Chesterfield County.

In addition to single-family housing and multi-family housing, some residents live in duplexes or mobile homes located in mobile home parks. Countywide, there are 533 duplexes and 1,881 mobile homes located in mobile home parks.



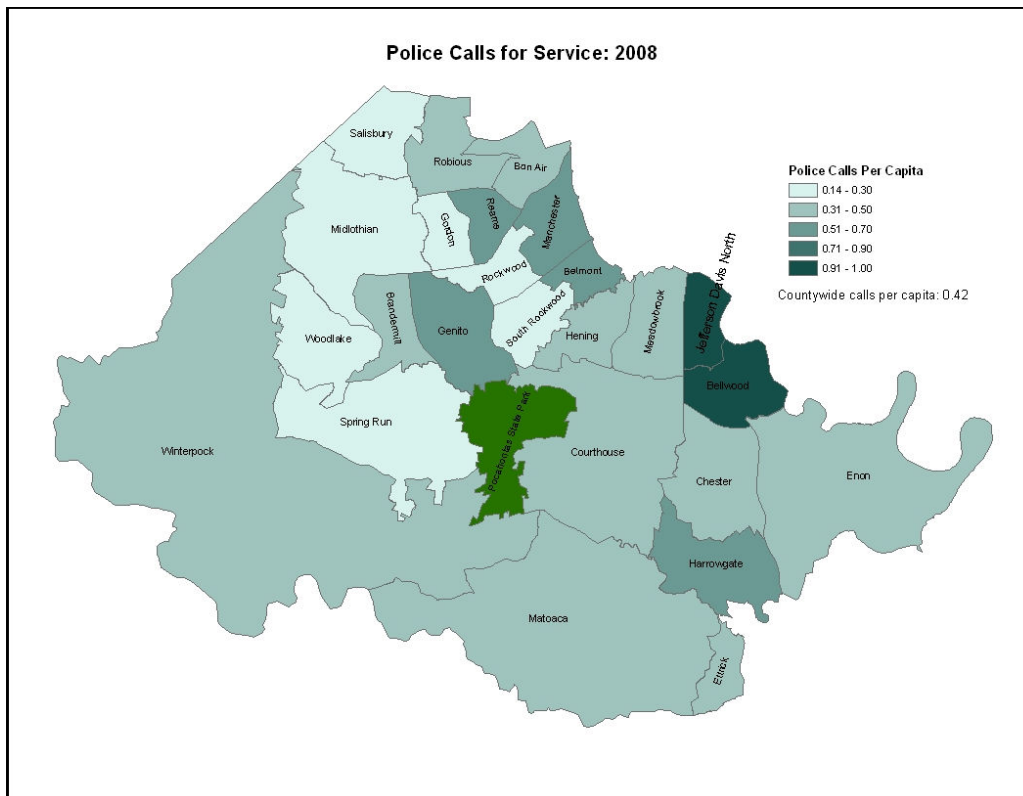
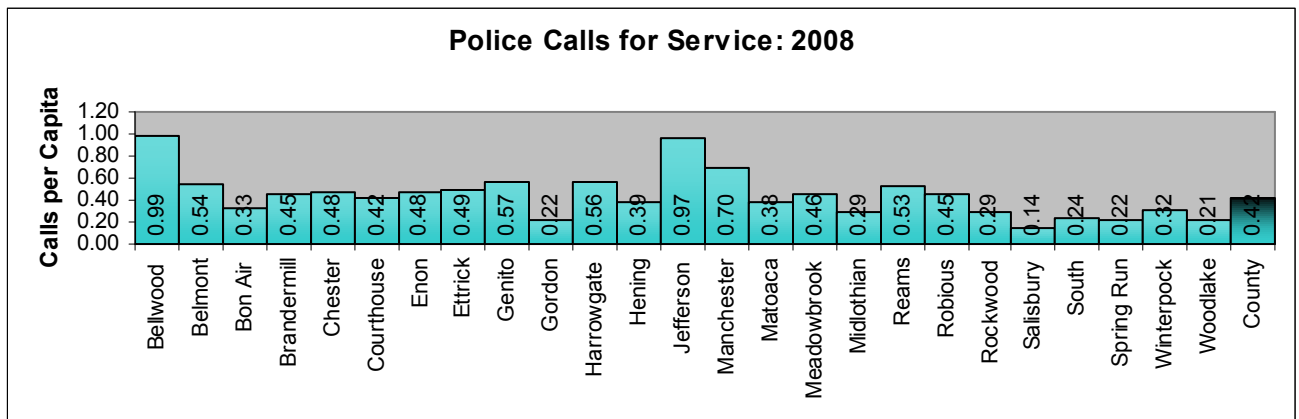
PUBLIC SAFETY



Chesterfield County is proud of its public safety record of having one of the lowest crime rates in the state. The Police, Sheriff and Fire & EMS Departments employ over 1,000 uniformed professionals and numerous volunteers to provide a safe community. They work together with the Emergency Communications Center to respond to all citizen's public safety needs.

Police Calls for Service

Police calls for service include every call made to the Chesterfield County Police Department including 911 hang up calls. This indicator provides information about how often the community is requesting public safety services. In 2008, there were 0.42 calls per capita, a slight decrease from 2007 (0.43 call per capita). The Bellwood community had the highest number of calls per capita (0.99 calls per capita) while the Salisbury community had the lowest (0.14 calls per capita).



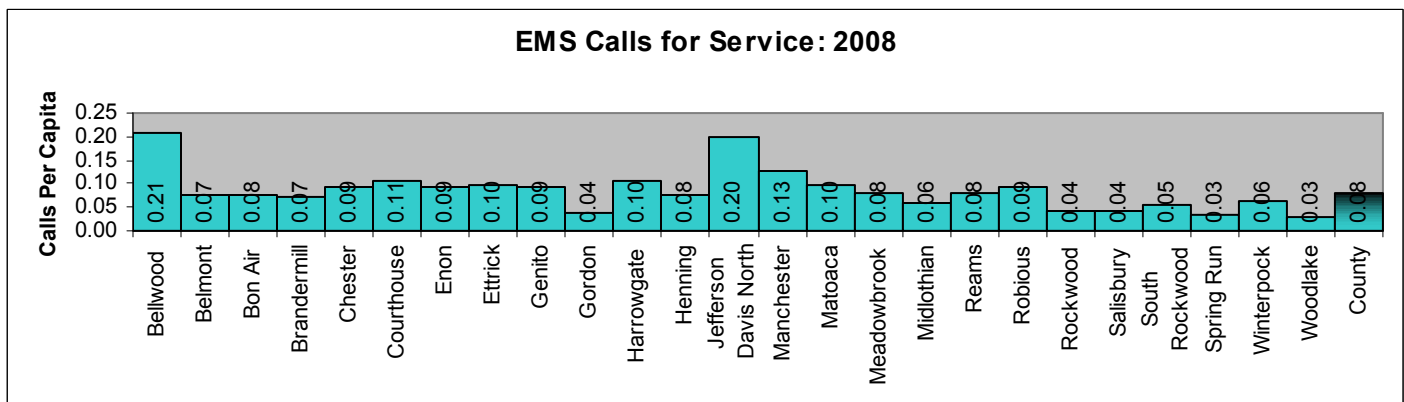
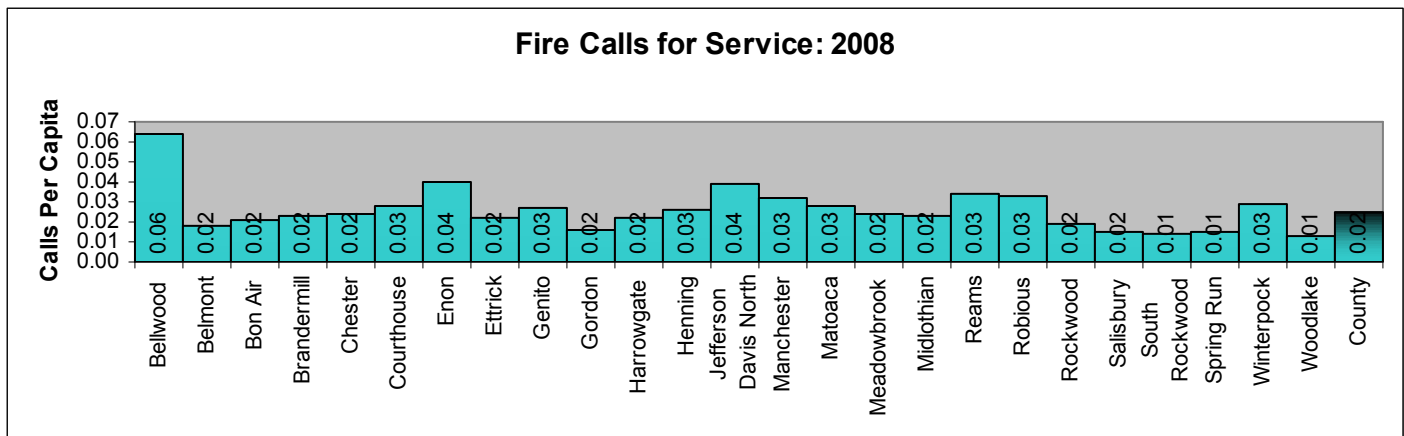
Group A Crime

Another useful indicator used nation wide to track public safety is known as Group Crime A incident data. Group A crime incidents include forty-six individual crimes broken into four overall categories of: violent, property, quality of life and miscellaneous crimes. Group A crimes are also categorized as either occurring in commercial or residential areas. A complete list of incident types and more information on Group A crime can be found in the appendix.

The overall countywide Group A crime incident rate for 2008 was 0.054 incidents per capita which is a decrease from 2007 (0.056 incidents per capita). Rates were highest in the Bellwood community at 0.15 Group A crime incidents per capita while the Salisbury and Woodlake communities each reported the lowest rates at 0.02 Group A crime incidents per capita. Residential Group A crime rates per capita varied from 0.10 in the Jefferson Davis North community to 0.01 in the Salisbury community. Commercial Group A crime rates per capita varied from 0.08 in the Bellwood Community to 0 incidents in South Rockwood, Hening, Winterpock and Woodlake communities.

Fire & EMS Calls for Service

Calls for service are also tracked for fire and EMS (emergency medical service) calls, including 911 hang up calls. These indicators provide information about how often the community is requesting emergency services. In 2008, there were 0.02 calls per capita for fire service and 0.08 calls per capita for EMS service. The community with the highest rate of calls for service for both fire and EMS was Bellwood (0.06 per capita and 0.21 per capita respectively). The Woodlake community experienced the lowest rate of calls for both fire and EMS (0.01 per capita and 0.03 per capita respectively).



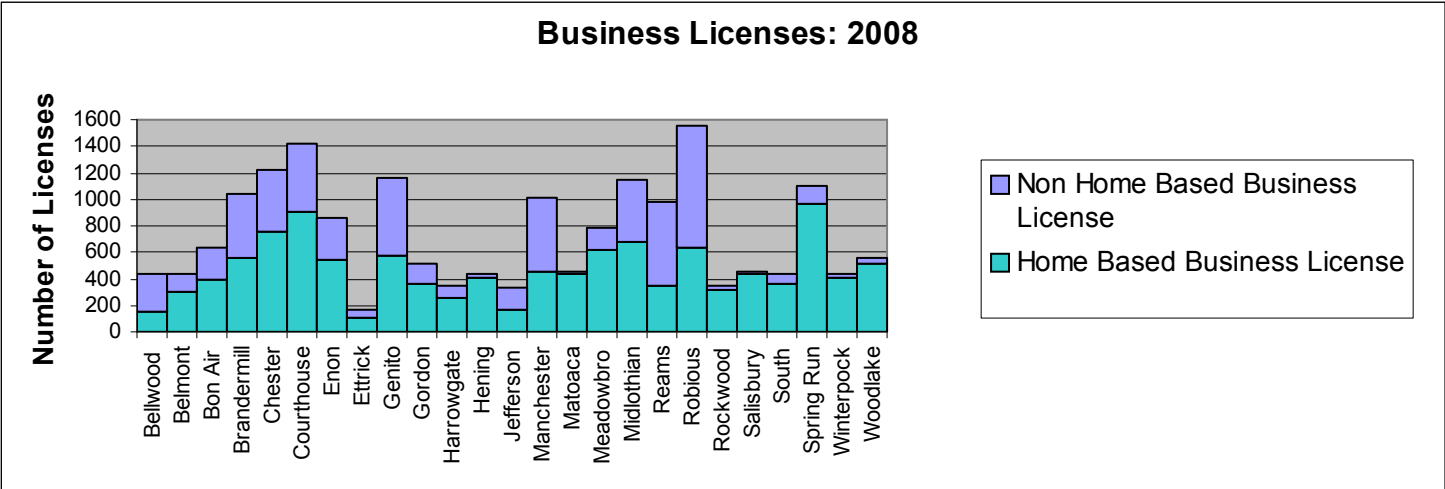
COMMUNITY INVESTMENT



The decision to make an investment in a community can take on many different forms—from the decision to open a business, to make an addition to your home or to join a community organization. This section will explore several indicators that look at the investment in the community by the members of the community. These indicators include business licenses, building permits for home maintenance and the establishment of SeniorNavigator Centers.

Business Investment

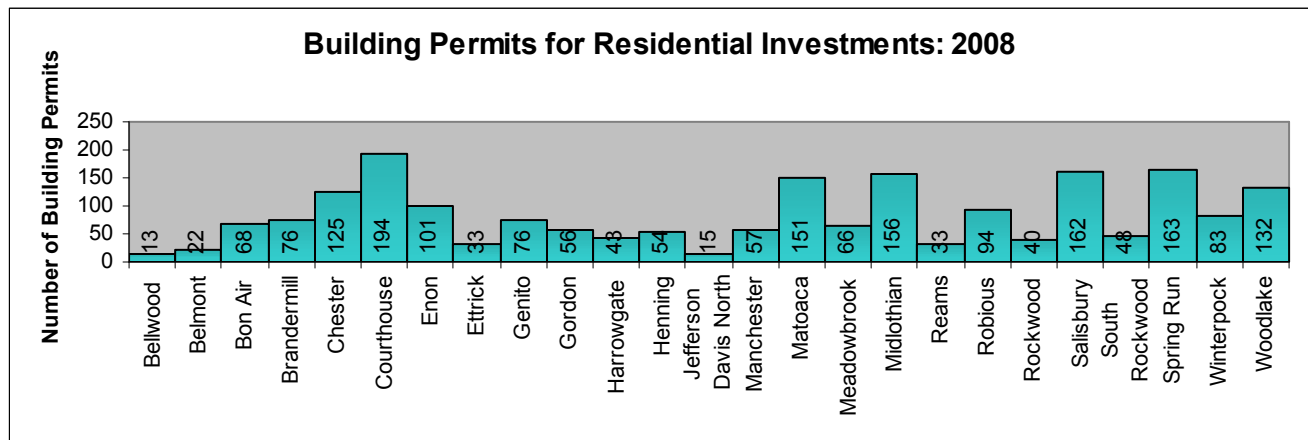
Opening a business, whether it be in a shopping center or from the home, is an investment in the community by individuals and corporations. The Commissioner of the Revenue requires every new business in Chesterfield County to apply for a business license and pay an annual business license tax (BPOL). The bars in the graph below depict the total number of business licenses per community. The turquoise portion of the bar represents businesses licenses at a residence while the purple portion represents businesses at locations other than a residence. The Robious community had the most overall business licenses (1,553) and the Ettrick community had the smallest number of business licenses (170). The community with the most home based business licenses was the Courthouse community (503) while the Robious community had the most non home based business licenses (916).



Single-Family Home Renovation

Residents make numerous investments in their homes, both large and small. Routine maintenance such as lawn care and general upkeep are important components of home investment. At some point during home ownership, an owner may decide to make a major investment in their home by making a renovation. These renovations may include such changes such as increasing the living space of the home through an addition, remodeling a room or adding a deck or pool. Major renovations not only increase the value of the home itself, but the entire community. Every major renovation project requires a building permit from the Chesterfield County Department of Building Inspection.

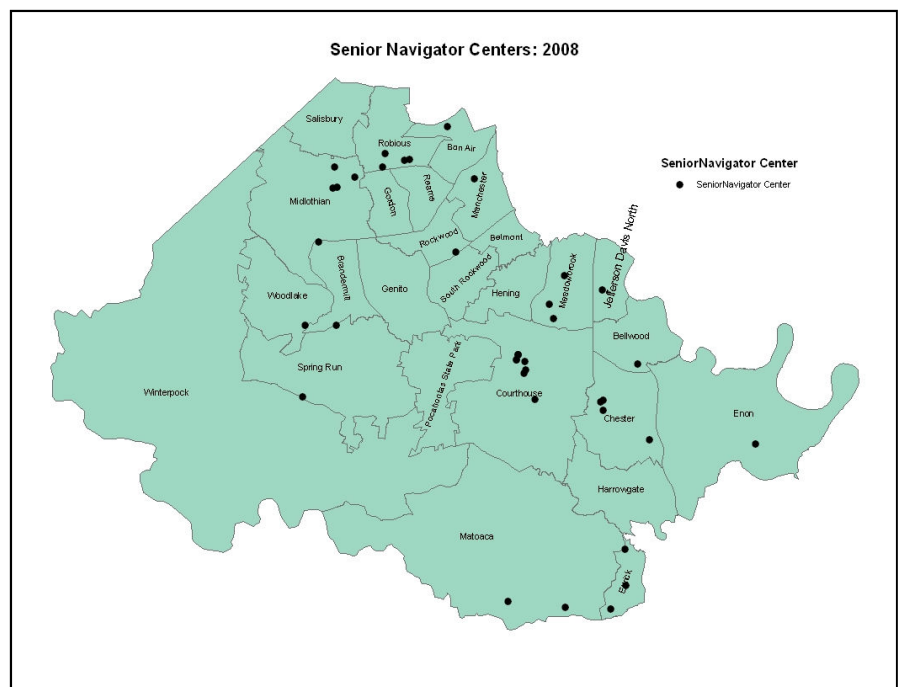
In 2008, 2,064 building permits for residential renovations were completed for a total estimated investment of over \$30,000,000. This represents a 21 percent increase in the total number of building permits for renovations since 2005 and a 31 percent increase in estimated value. The Courthouse community had the most completed projects (194) while the Bellwood community had the least (13). On the investment side, the estimated value for renovations ranged from over \$4,000,000 in the Salisbury community to \$79,000 in the Jefferson Davis North community.



SeniorNavigator Center

The Chesterfield County Office of the Senior Advocate was established in 2003 to assist aging residents and caregivers by providing information and referral for senior services. One of the programs offered is the SeniorNavigator Center. These centers are organizations with computers and Internet access that voluntarily provide free access to the resources found on the SeniorNavigator website.

In 2008, there were a total of 39 organizations volunteering their facilities as SeniorNavigator Centers in various communities. This has increased by 3 centers since 2007. For more information on exact locations, please contact www.seniornavigator.com or (804) 827-1280.

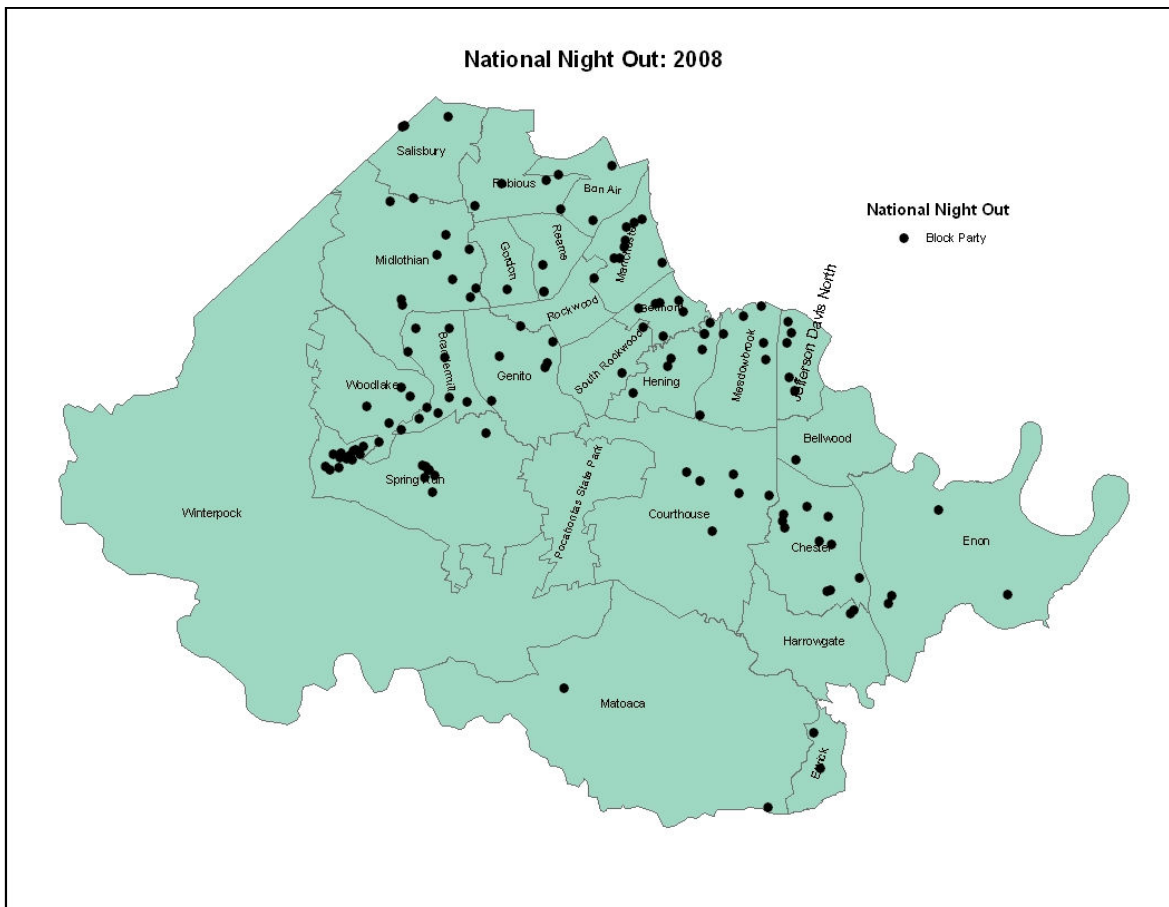




Participation in community events and attending public meetings is important to a healthy civic body. Several indicators will be discussed in this section that relates to the civic life in a community. These indicators are National Night Out, school enrollment and access to Chesterfield County parks.

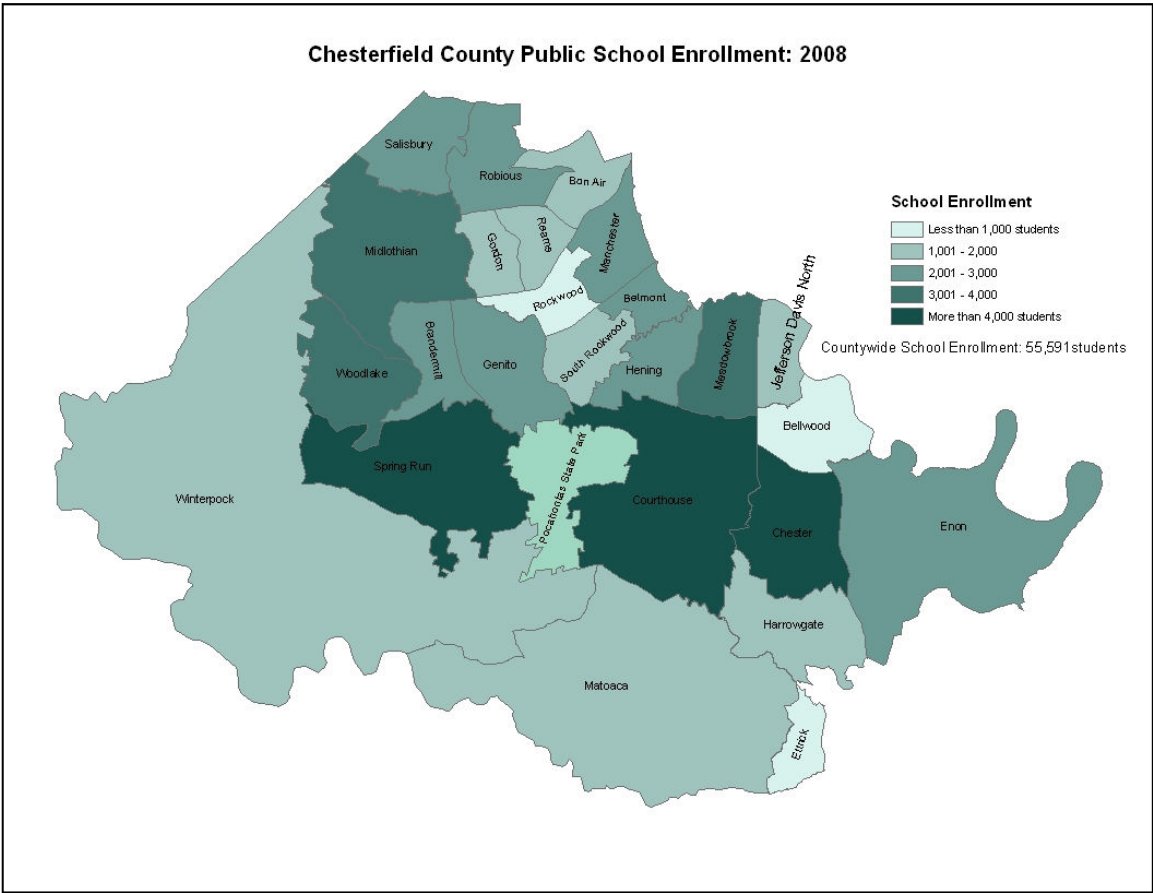
National Night Out

The National Night Out program, sponsored by the Chesterfield County Police Department, takes place each August across Chesterfield County. This crime and drug prevention program is a part of a national event sponsored by the National Association of Town Watch (NATW). In 2008, 128 block parties were held in honor of National Night out in communities across Chesterfield County.



School Enrollment

Chesterfield County Public Schools is governed by the School Board and is one of the largest school systems in the state. They operate 64 schools for grades kindergarten through 12th. As of September 2008, the total school enrollment was 58,591 students. As communities age, they tend to have a smaller school population than younger communities.



County Parks

The Chesterfield County Parks & Recreation Department operates 43 parks and recreation facilities on nearly 3,000 acres of public green space. They also offer numerous programs ranging from traditional sports to nature hikes and programs for specialized populations such as seniors, teens and persons with disabilities. Access to parks is an important component to civic life offering a place for the community to gather, play and reflect. A list of parks located in each community can be found in the individual community report pages.

